

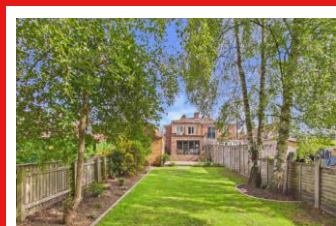
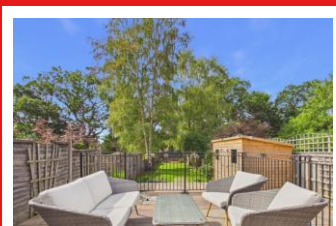
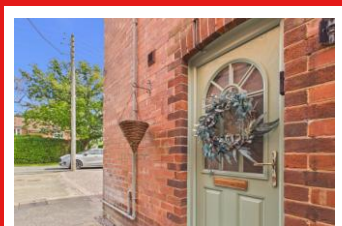


**18 Tarleton Avenue,
Woodhall Spa, LN10 6SE
Asking Price Of £350,000**



- Immaculately Presented Family Home
- Bespoke Modern Living/Dining Kitchen
- 3 Bedrooms. 2 New Bathrooms
- New Drive, Ample Off-Road Parking
- New Sun Terrace and Patio
- Colourful Landscaped Gardens

This deceptively spacious semi-detached family home has been thoughtfully upgraded throughout, featuring a bespoke living/dining kitchen with bi-fold doors opening onto a sun terrace. The property offers three bedrooms, two newly fitted bath/shower rooms, a new front driveway with ample parking and beautifully landscaped rear gardens. Conveniently located within walking distance of the village centre, this superbly presented home combines stylish accommodation with attractive outdoor space.



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Including the two newly fitted bath/shower rooms, other works of improvement include new flooring throughout with the extension having under floor heating, controlled via HIVE. Air conditioning to the extension and master bedroom and there is plumbing for a third unit in the front bedroom. New slatted blinds virtually throughout with brand new windows to the front of the property. The laundry room has all been bespoke fitted and decorated, the front bedroom has recently been redecorated, together with the upstairs internal doors newly fitted to match with the downstairs. The front door is new, together with a new side gate giving access to the rear garden, new combination boiler is less than one year old (as from September 2026). **SIDE RECEPTION HALL** With return staircase to the first floor. Under stairs storage cupboards, radiator.

LIVING ROOM 12' 3" x 12' 0" (3.73m x 3.66m) An ideal evening/winter room with bay window to the front aspect with exposed timber floorboards, panelled walling, radiator, picture and centre lights, telephone point, window shutters, built-in TV which is wired in and also acts as a picture frame, in-set cast-iron log burner on raised hearth with storage cupboards to either side and wall shelving.

SHOWER ROOM 5' 9" x 5' 3" (1.75m x 1.6m) Newly fitted, with walk-in shower area with waterfall shower head and side screen, vanity hand basin with cupboard under and wall mirror over, corner low level WC. Part-tiled walls, extractor fan and window shutters.

LIVING/DINING KITCHEN 31' 4" x 13' 2" (9.55m x 4.01m) (Max) A beautifully appointed room as the 'hub' of the home, thoughtfully designed with living area aspect set to the rear with in-set ceiling lights, air conditioning, under floor heating controlled by HIVE, and bi-folding doors opening onto the south-west facing sun terrace and gardens beyond. The KITCHEN AREA is set centrally to the room with a bespoke fitted kitchen including a Belfast sink with antique style mixer taps and with solid oak side drainer. Range of base cupboards and drawers under solid oak worktops with wall cupboards over, concealed lights, together with kick-board lighting. Leisure dual range cooker with two ovens and grill, five ring gas hob and electric warming plate, extractor fan and light over. Integral dishwasher, American style fridge/freezer, built-in storage cupboards, central island with storage cupboards and drawers, built-in wine rack with solid wood tops and breakfast bar with lighting over. The remainder of the room is for dining with space for a large dining table. There is a built-in LAUNDRY ROOM with pull-out storage unit, space and plumbing for washing machine and tumbler dryer.



FIRST FLOOR LANDING With radiator, access to the roof void and cupboard housing the gas fired wall mounted combination boiler (less that one year old as of September 2026). Wall shelving.



BEDROOM ONE 16' 7" x 11' 0" (5.05m x 3.35m) (Max) Having been extended and overlooking the rear garden, designed to provide a dressing area with space for wardrobes, in-set ceiling lights, radiator.

BEDROOM TWO 13' 9" x 9' 9" (4.19m x 2.97m) Having recently been decorated with open wardrobe with shelving and hanging rail, radiator.



BEDROOM THREE 8' 8" x 7' 5" (2.64m x 2.26m) With radiator.

BATHROOM 8' 8" x 5' 9" (2.64m x 1.75m) Newly fitted with panelled bath and shower over, waterfall shower head, side screen, vanity hand basin with cupboard under, low level WC. Wall cabinet with mirror illuminated front, part-tiled walls, extractor fan, radiator, in-set ceiling lights.



OUTSIDE The property has a newly gravelled driveway providing ample off-road parking and side access to the property, gated access to the rear garden which enjoys a south-west outlook. Paved footpaths leading to the raised SUN TERRACE with wrought iron railings, overlooking the rear gardens. Beyond are further patio areas with a new timber and felt garden store shed, further manicured gardens, lawn and well stocked flower and shrub beds. Wood chipped play area. Outside cold water tap, lights and power points to the rear of the property.



OUTGOINGS - The property is situated within the East Lindsey District Council - Band B.

POSSESSION - Vacant possession will be given on completion.

FIXTURES AND FITTINGS - All those detailed are included in the sale as are the fitted carpets.

VIEWING - Strictly and only by prior appointment to be made through the Sole Selling Agent - Walters.

Floor plans are to show layout only and not drawn to scale.

MONEY LAUNDERING REGULATIONS: Under the Money Laundering Rules 2007, The Proceeds of Crime Act 2002 and The Terrorism Act 2000 the Agent is legally obliged to verify the identity of the Client through sight of legally recognised photographic identification (e.g. passport, photographic drivers licence) and documentary proof of address

BUILDING MEASUREMENTS: All building measurements have been taken in accordance with the RICS code of measuring practice

DISCLAIMER: Walter's- have not tested any apparatus, equipment, fixtures, fittings or services so cannot verify that they are in working order. The purchaser is advised to obtain verification from their Solicitor or Surveyor. Where internal photographs are shown, they are to portray the layout. Please check to confirm if items are included in the purchase price.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

MISREPRESENTATION ACT 1967 NOTICE: Whilst every care is taken to ensure the accuracy of these particulars, -Walter's-, for themselves and for the vendors/lessors of this property whose agents are, give notice that: These particulars do not constitute, nor constitute any part of, an offer or contract. All statements contained in these particulars as to this property are made without responsibility on the part of - Walter's- or their client. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. Any intending purchaser or lessee must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. Their client does not make or give, and neither -Walter's- nor any person in their employment has any authority to make or give, any representation or warranty in relation to this property.